

## **COMMITTEE ON COMMUNITY IMPROVEMENT**

**November 12, 2002**

**5:30 PM**

Chairman O'Neil called the meeting to order.

The Clerk called the roll.

Present: Aldermen O'Neil, Shea (late), Smith, Lopez

Absent: Alderman Wihby

Messrs: R. MacKenzie, S. Maranto, R. Ludwig, R. Johnson, B. Thomas

Chairman O'Neil addressed Item 3 of the agenda:

Resolution and budget authorization authorizing acceptance and expenditure of funds in the amount of \$12,877 for 2003 CIP 210303 HIV Counseling and Testing.

On motion of Alderman Lopez, duly seconded by Alderman Smith, it was voted to approve the resolution and budget authorization.

Chairman O'Neil addressed Item 4 of the agenda:

Resolution and budget authorization authorizing acceptance and expenditure of funds in the amount of \$3,305 for 2003 CIP 210403 HIV Prevention.

On motion of Alderman Smith, duly seconded by Alderman Lopez, it was voted to approve the resolution and budget authorization.

Chairman O'Neil addressed Item 5 of the agenda:

Resolution and budget authorization authorizing acceptance and expenditure of funds in the amount of \$2,769.61 for 2003 CIP 410303, MHRA Community Policing.

On motion of Alderman Lopez, duly seconded by Alderman Smith, it was voted to approve the resolution and budget authorization.

Chairman O'Neil addressed Item 6 of the agenda:

Resolution and budget authorization authorizing acceptance and expenditure of funds in the amount of \$50,000 for 2003 CIP 410903, Weed & Seed Program.

Alderman Smith moved to approve the resolution and budget authorization. Alderman Lopez duly seconded the motion.

Alderman Lopez asked how much money will be left in the Weed & Seed Program after this.

Mr. MacKenzie stated the original grant was fairly significant. Something like \$650,000. I don't think we have an answer but we can get that information for the Committee. It was a fairly large grant originally.

Alderman Lopez stated I am curious because I have heard different numbers thrown around on the Weed & Seed Program and I want to make sure that we are on the same page.

Chairman O'Neil asked can we get that by the end of the week if possible.

Mr. MacKenzie answered yes.

Chairman O'Neil called for a vote on the motion. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 7 of the agenda:

2003 CIP Budget Authorizations:

210003	Adolescent Pregnancy Prevention
210503	Homeless Health Care
210603	Immunization Services
210703	Lead Poisoning Prevention
211103	STD Clinic
211303	Tuberculosis Control & Targeted Testing
211603	6% Incentive Funds Alternative, Revision #1
215703	Public Health Preparedness & Response
410003	GTEAP & EPOP (Domestic Violence Funding)
410203	Local Law Enforcement

On motion of Alderman Smith, duly seconded by Alderman Lopez, it was voted to approve the CIP budget authorizations.

Chairman O'Neil addressed Item 8 of the agenda:

Communication from Robert MacKenzie, Planning Director, regarding disposition of the City's ice skating rink.

Alderman Lopez moved the item for discussion. Alderman Smith duly seconded the motion.

Alderman Lopez asked are we paying to store this rink now. We don't have enough space in the City of Manchester to put it at one of the maintenance shops at Parks & Recreation or anyplace else?

Mr. Maranto stated we had looked at several sites and the thought that it would have to be interior so that the materials would not deteriorate or be vandalized. At this time they are in a storage facility.

Alderman Lopez asked what is it costing us.

Mr. Maranto answered \$100 a month. Up until July Intown Manchester had been paying for the storage of the ice rink and we took that back over.

Alderman Lopez asked so there is no space whatsoever...well Parks & Recreation is here. There is no space in the maintenance shop where this thing can go? How much space do you need?

Mr. Ludwig replied we tried to create space down at the West Side garage and there is no way given the amount of material that you have to move over there between the glass...the majority of these large rolls of matting that they used you just can't fit it into the West Side arena so we had to rent a page trailer so to speak and move the material into there. We were asked to do it by CIP and we have done it and now we assumed \$100/month. If we had a garage that we could put it in, certainly we would have it in there and not spend the \$100.

Alderman Lopez asked who is paying the \$100.

Mr. Ludwig answered we are.

Mr. Maranto stated that is also in addition to the cooler, which needs to be stored as well. We haven't stored that yet.

Mr. Ludwig replied no it is still on site over here at the Center.

Alderman Smith stated I think we should consider selling the rink.

Chairman O'Neil stated Ron at one time we had a very brief discussion about possibly putting it in the area at Veteran's Park where the tent gets set up. Do you...whatever happened with that?

Mr. Ludwig replied as I said from the beginning with this rink, it is not really portable. If you are going to go over into that area you are going to create a huge mess to put it out in November or whenever you are going to do it and also you are going to have a lot of work to pick it back up. There is a large amount of sand that the matting is going to have to go in to provide an ice surface and some kind of containment area. So, what we found in just moving the material over there was that this was a huge puzzle right now and I am not sure who has the secret on how to put it back together. This is in my opinion not something that goes up and down easily on a seasonal basis. There is a lot of work to this.

Chairman O'Neil asked what about...if I remember this has a chiller with it and there is piping underneath and all of that. What if we just set-up the boards and flooded an area just to make a winter rink and it stayed as long as the weather stayed cold?

Mr. Ludwig answered I think that you have to look, as I had a chance to briefly look over the proposal from Burly Rink today and I think what you have to consider here is it is not just a matter of throwing the chiller up, connecting the piping out and putting some dashboards around it and putting in a bed of sand. You have to have a method to resurface the ice. You have to have a place to put the zamboni. You have to have a warm place to put the zamboni. That is the only way that you are going to operate that rink as they did down here at the old Farmer's Market building which is not open as a parking lot. There are a lot of other amenities that go with it.

Chairman O'Neil stated forget the chiller and all of that. What if we just...there has to be a method to if we just had a skating rink downtown where we took a hose out, filled an area and somehow go back and have minimum maintenance to keep it going. I can remember skating as kids on rinks like that up behind the fire station on Weston Street.

Mr. Ludwig replied I can remember skating on rinks like that myself but quite frankly I don't know if the climate is changing but it is just very difficult to try and flood and get natural icing by today's standards. I don't know what is happening.

I am not a weatherman but it is far more difficult today than it was when I was a kid and I don't think we are too far off in age.

Alderman Lopez stated I don't remember what we paid for this, do you Sam.

Mr. Maranto replied the rink cost about \$110,000 and we allocated \$150,000 and the additional money went for set-up, take down and operating the first year.

Alderman Lopez stated I remember when I was a Commissioner in Parks & Recreation we said it would come back to haunt us and that is what it has done. I don't think anybody wants to buy it. As far as I am concerned, we can save the \$100 and throw it out in the woods someplace. I agree with Alderman Smith. If we can get rid of it, let's get rid of it and save Parks & Recreation \$100/month or else two years from now we will still be looking at it. I am not going to vote for \$117,000 to increase it.

Chairman O'Neil stated Alderman Smith you had talked about selling it and not continuing to store it. Are you suggesting selling it, Alderman Lopez?

Alderman Lopez replied yes absolutely.

Alderman Shea stated I am for selling it and getting rid of it. The sooner the better.

Alderman Smith moved to direct the Planning Director to solicit bids for the sale of the City's ice skating rink that was at the Hampshire Plaza. Alderman Shea duly seconded the motion.

Alderman Lopez asked would Sam and Mr. MacKenzie please keep us informed because we are going to keep paying \$100/month and it doesn't mean anything. We might as well just throw it someplace so we can save the \$100 or \$1,200 a year for Parks & Recreation.

Chairman O'Neil stated I am a little confused. Do you want to sell it or not?

Alderman Lopez replied I do want to sell it. What I am saying though is that I think Intown has tried to sell it and I think we have tried to sell this thing before or at least that is the information that I had in the past and this thing has been in storage. I don't think anybody wants to buy it anyway because I got information that there was somebody in Nashua who wanted it for nothing. I don't think we are going to sell it.

Chairman O'Neil asked have we tried to sell it.

Mr. Maranto replied we haven't gone out to get proposals on it yet.

Mr. Ludwig stated I don't believe there has been any serious attempt to try and sell it. This Burly Rink is the first place we start.

Alderman Shea stated I think what Alderman Lopez is indicating is that if it takes forever and a day to sell it should we continue to pay that amount of money. I guess he is saying try to find a place between now and then so we don't have to pay the rental fees if that is possible. I think that is what he is indicating.

Chairman O'Neil asked if we have a facility that we weren't paying rental on wouldn't we keep it then.

Alderman Lopez replied no. Everybody is saying there is no room in the City of Manchester to store it but surely we don't use the swimming pools in the wintertime for example and there is a building there it could be put in.

Chairman O'Neil responded I think it is a little bigger than...it fits in a trailer.

Chairman O'Neil called for a vote on the motion. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 9 of the agenda:

Communication from Ronald E. Ludwig, Parks & Recreation, in response to questions raised regarding the construction of a new restaurant/lounge/clubhouse at Derryfield Country Club.

Chairman O'Neil stated I know they are continuing to work on that project. A motion would be in order to receive and file.

Alderman Shea moved to receive and file. Alderman Lopez duly seconded the motion.

Alderman Smith asked Ron do you have any idea when you are going to be coming in with a concrete proposal for the Derryfield Country Club.

Mr. Ludwig answered we met just this morning at 9:30 AM with the leasee or the manager at the present time. We are very close to an agreement. I would say within a week that the agreement should be finalized. It is my understanding that then we are off to the Committee on Lands & Buildings and then back here to CIP for you guys to give it another look and we will take it from there.

Chairman O'Neil called for a vote on the motion. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 10 of the agenda:

Communication from Bruce A. Thomas, Engineering Manager, requesting approval to complete work on Renard Street as part of the City's Chronic Drain program.

On motion of Alderman Smith, duly seconded by Alderman Shea, it was voted to approve the request.

Alderman Lopez asked can I ask a question on the previous item that we received and filed. Shouldn't we have tabled that? If we receive and file something, the correspondence just dies.

Chairman O'Neil asked what do you want to do.

Alderman Lopez stated I would like to rescind the previous vote and table it.

Chairman O'Neil replied why don't we refer it to Lands & Buildings.

On motion of Alderman Shea, duly seconded by Alderman Lopez, it was voted to rescind the previous action to receive and file the Derryfield Country Club proposal.

On motion of Alderman Smith, duly seconded by Alderman Lopez, it was voted to refer the Derryfield Country Club proposal to the Committee on Lands and Buildings.

Chairman O'Neil stated we are going to skip Item 11 for now and move on to Item 12.

Petition to discontinue Ingraham Avenue.

On motion of Alderman Lopez, duly seconded by Alderman Shea, it was voted to recommend that the Board of Mayor and Aldermen find that Ingraham Avenue, having never been open, built nor used for public travel has been released from public servitude pursuant to RSA 231:51.

Chairman O'Neil addressed Item 13 of the agenda:

Communication from Messrs. Garceau and Desmarais requesting the removal of a 12" concrete drainage pipe located at 747 Mammoth Road constructed by the Highway Department in 1969.

Mr. Thomas stated we have discussed it with the Solicitor's Office. We agree that the work should get done. There is no funding available this year so our intentions are to request funding for the next fiscal year and do the work next summer.

Alderman Lopez stated just to bring to your attention that I was involved in this meeting with Frank Thomas and the people who were trying to do something very seriously over there in a development stage...I don't know if you want to wait until next year but I am looking and you have a balance of \$14,813 right.

Mr. Thomas replied yes and the Renard Street drainage came from that so now there is a balance of about \$2,000.

Alderman Lopez stated I am just wondering if they can't take another look at this because if we wait until the following year and the City Solicitor and everybody agrees that this work should be done, you are holding up housing in that particular area. I was wondering if we could have CIP take another look to see if there is any money there or maybe take some money out of contingency to complete this project as soon as possible. If we wait, it is going to be another six months before they get to it.

Chairman O'Neil replied contingency is a possibility but as part of trying to solve our budget problem we took the balance of the chronic drain program to the tune of about \$255,000. We have pretty much taken any balances available in any other CIP accounts. Am I correct, Bob?

Mr. MacKenzie responded the majority of one year funding for chronic drain was used to help the budget crisis.

Chairman O'Neil stated I guess it would be a policy decision by the Board if they wanted to go to contingency for this but we still have snow removal season to go here.

Alderman Lopez stated I wonder if it would be fair because Alderman Gatsas and myself were there with Frank Thomas and I know...Mr. Arnold you are saying that we are obligated and we should do this under the existing conditions of what we went through right.

Deputy Solicitor Arnold replied the original agreement was done in 1969. I think looking at it it clearly was intended to be a temporary measure. How temporary I



couldn't say. It was before my time with the City. It clearly envisions another drainage system being put in and that pipe being removed. In my discussions with Mr. Thomas this afternoon, it would appear that the drainpipe will have to be extended some distance down the street at some expense. I guess in the end yes it needs to be done but I wouldn't say that it has to be done this year from a legal perspective. From a policy perspective of course that is up to the Board.

Alderman Lopez stated well in all fairness to Mr. Desmarais and Mr. Garceau who want to sell this land, we need to communicate with them and we need to have staff sit down with them and let them know whether we are going to request this money in the CIP for next year, which I think we will and if there is going to be any major fallback or if he will lose the chance to sell this particular property for housing. I think it is only fair. The guy has been waiting since 1969. We need to do something to help these people.

Chairman O'Neil replied why don't we ask Highway, Solicitor, CIP and Finance to meet to recommend a funding source here.

Alderman Shea stated Bruce let's assume that some money dropped from the heavens, say the \$36,000 that is needed. Could the Highway Department do that type of work in this kind of weather?

Mr. Thomas replied I am glad you asked because we wouldn't recommend starting that project now because...it is common that often the paving plants for instance close on November 15 and this particular project, the reason it is \$36,000 is because of all the ledge in the roadway and we are going to really be making a mess on Mammoth Road when we do that project. One possibility might be...we could possibly do it first thing in the spring next year. Perhaps if we could request funding for the next fiscal year to be made available earlier in the spring to do it that would take care of the funding issue.

Alderman Shea asked, Bob, what Bruce was indicating was that it would be very difficult to start this project at this time of the year because of the extenuating circumstances regarding the weather in New England, etc. If we were to put this money into a CIP type of budget could funds be expedited?

Chairman O'Neil replied we usually do an expedited CIP list.

Mr. MacKenzie stated the problem with the expedited is it only applies to bonds and the chronic drain program in the past has been cash. If the Board was not using contingency the earliest that they could have CIP cash for chronic drains would be next July 1.

Alderman Smith stated we did not receive any correspondence from these gentlemen until September 11 so I think time wise we should write them a letter that we are going to do something but it won't be until next year probably in July.

Mr. Thomas responded that is an interesting point also. We have done several projects on Mammoth Road since 1969 and none of them really warranted drainage work but if these gentlemen had approached us during those projects it may have been possible at that time...

Alderman Lopez interjected I have to disagree with you. They did approach you about five times but there is no sense in going that route because Frank knows. I think what would satisfy these gentlemen and the City attorney could probably write up some type of legal document whereby the City states they are willing to take care of this problem so that they can move on and sell their property. I don't know what you would call it.

Chairman O'Neil stated I don't know that we have a legal obligation.

Alderman Lopez replied that is what he said.

Chairman O'Neil stated no he said we don't have a legal obligation to do it.

Deputy Solicitor Arnold replied again I think the agreement was clearly temporary and the agreement clearly envisioned that the City was going to remove it. I couldn't at this point say that the City is obligated to remove it within any specific time period, but I think the removal was clearly envisioned by the agreement that was done back in 1969.

Alderman Lopez asked could you legally tell them that in the future we are going to put this on the plan so maybe whatever documents they need to sell this property.

Deputy Solicitor Arnold answered the Highway Department and I could certainly put together a letter to send to these gentlemen indicating that it is the City's desire and intent to remove the pipe sometime after the next fiscal year. Just so I am clear with this Committee what I can't do is give a time commitment because it will be contingent upon funding, which is in control of this Board and I can't, obviously, obligate that.

Alderman Lopez moved to table this item and have the Solicitor and Highway send a letter. Alderman Shea duly seconded the motion.

Chairman O'Neil called for a vote. There being none opposed, the motion carried.

Chairman O'Neil stated let's go back to Item 11:

Communication from Stephanie Lewry, Intown Manchester, regarding a proposal for storefront holiday decorations.

Ms. Lewry stated for clarification it was a brainstorm of my own to try to get the businesses to anti up a little bit more on their holiday decorations to make the City look a little bit more festive. I thought perhaps I could take \$3,000 that I am allotted from my Building Improvement Program and max the amount at \$3,000. The idea would be to encourage people to spend \$200 on window decorations and they would be reimbursed \$100 through the building improvements program. It is kind of a façade improvement and it is only \$100. In order for them to qualify I would be sure that they used large decorations and brightly lit ones so that you could see these decorations from driving by on the street. It is a brainstorm of my own and I haven't shared this with the retailers to get them all excited about the possibility of it because I didn't know where it would go with this Committee.

Alderman Shea moved to approve the request and let Intown use \$3,000.

Chairman O'Neil stated if my math is correct you will be able to help about 30 businesses.

Ms. Lewry replied that is what I am hoping for. I don't know if I will get that much response but I am hoping.

Alderman Lopez stated I understand what you are trying to do but I don't understand why these businesses can't do something for themselves. When we do a façade program, that is a long-term lasting thing. This is only going to last until after Christmas or New Years and we are going to give them \$100. I just don't know where the correlation is there. Why don't we give \$100 to somebody on the West Side of Manchester who decorates their window or the East Side?

Ms. Lewry replied I would think that the reason the downtown would qualify is because of the Building Improvements Program, which is designed to enhance the downtown. You are right. Businesses need to do their own decorations in their own way. It was my idea to try to encourage them to buy large products to put in their window. This would include say a jewelry store that has very, very small items and can look very attractive but perhaps they may want to put a large star or something that may be decorative in the window so that it is attractive from the street. It was just an idea of mine that I thought I would try as an incentive program for these businesses, much like the Business Improvement Program is an incentive.

Alderman Lopez responded I fully understand that and I know your intentions and everything. Staff, do you go along that this money can be used for what she is suggesting?

Mr. Maranto stated I first want to respond to your question about why we wouldn't use the money on the West Side. Those funds are coming back from the Center of NH's revenue from a loan given there and it to be put into the Central Business District Revitalization Fund, which is for the downtown improvement.

Alderman Lopez asked so do you consider that downtown improvements by us giving them \$100 to put decorations in for 30 days.

Mr. Maranto answered the Building Improvement fund's initial intent was for a façade improvement of a more permanent nature. It is at your discretion whether or not you want to do Christmas windows.

Alderman Lopez responded I need your official terminology of the building fund. I know what we can do. What is your terminology?

Chairman O'Neil asked, Sam, is this allowable under the Building Improvement Program.

Mr. Maranto replied the description was that the money was to be used for permanent façade improvements. It is your discretion if you want to revise that somewhat to allow for Christmas decorations but it was to do new doorways, windows, etc.

Alderman Lopez stated I don't believe it is a long-term thing and I believe that people like the Chamber of Commerce should be involved in this whole process and the downtown merchants should be able to do something along with the spirit of downtown during the holidays. I don't think if we give them money that it is going to make any difference.

Chairman O'Neil duly seconded the motion. It was a tie vote with Alderman Lopez and Alderman Smith voting in opposition. The motion failed.

Chairman O'Neil stated before we move on to Item 14 we do have a couple of notes. With regards to Item 15 there is a communication that everybody should have from Sam with regards to the Lowell pressure washers and I know that Stephanie continues to explore the Lowell program and at some point in the near future we will bringing that off the table. Hopefully everybody has a copy of that communication. We will leave it on the table for now. You should also have a

copy of a summary of all of our ongoing CIP projects. We do not need any action on that. It is just for informational purposes.

Alderman Lopez stated while Stephanie is here does she want to inform the Committee on her green machine.

Ms. Lewry stated it is my great pleasure and I can't tell you what a pleasure this is to tell you that we have finally identified the right vehicle that is going to clean our sidewalks. It is called the "green machine". It is a machine that is used in over 200 cities in the United States and in countries around the world. It kind of looks like the green monster. It has some brushes on the front and a vacuum and we have actually taken delivery of this...I guess we got it last Friday and we haven't had the best weather the last couple of days but it has actually been out on the street and my men were out trying to get the sidewalks cleaned up for the parade on Veteran's Day just before that so it is possible that you may have seen the green machine on the sidewalk then. Just so you know also my men have been testing a pressure wash on graffiti and they are feeling more and more comfortable with their ability to remove graffiti in the test places. Today they used the pressure wash and found that it wasn't too difficult to get graffiti off of the areas where they had tested it so we are going to move forward with more testing on graffiti and see if we can't move that program forward.

Chairman O'Neil addressed Item 14 of the agenda:

Presentation by Bargmann Hendrie + Archetype, Inc. regarding the Livingston Park Pool and Bathhouse project, and by Kaestle Boos Associates, Inc. regarding the Memorial High School Athletic Facilities Master Plan.

Mr. Ludwig stated this is just a way of trying to introduce you to this consultant. We are here to try to make the Committee members more familiar with the consultants we are choosing so that you have a better idea of who they are and what they are doing. To my left is Mr. Richard Webb. He is the Vice President of Kaestle Boos Associates and they are out of Portsmouth, NH. I want to let you know a little bit further that we went through a repeat process with the selection committee that involved Mr. Adamakos from Memorial High School, the City Athletic Director and other officials were invited. Some attended and some did not. The way that it all kind of culled out was that we felt that this firm brought the most to the table as it relates to projects that they have done in the past and what we are trying to do or what we think we are trying to do at Memorial. They have a lot of experience and they presented themselves very well. That is all I will say. I will turn it over to Ron and Mr. Webb.

Mr. Johnson stated let me thank you for the opportunity to present. Dick Webb, as Ron mentioned, is from Portsmouth. Their firm, Kaestle Boos Associates, came highly recommended. They specialize in school campus planning and they do a lot of recreational facility planning and that is what really brought them to the table. They are doing projects in the area for the town of Londonderry and the town of Hampton. The project...as Ron mentioned we did the RFP this fall and their team has been out doing the survey work so the ground survey is just about complete but before we had a series of public meetings we wanted to come to the CIP Committee. I know Alderman DeVries has been involved a little bit early on in some of the planning for the project. With that I will turn it over to Dick to talk a little bit about his firm and what is proposed for the project.

Mr. Richard Webb stated thank you very much for inviting us and letting us present ourselves to you. We are very excited and looking forward to this project. This is a Master Plan project. This is a critical first step in the planning of improvements at Memorial. As Ron had mentioned, the ground surveying, land-surveying work has begun. We are getting very close to having the documentation of that, what we call the existing condition. We will then be proceeding into soliciting input from the public, from administration staff, from City staff and other public agencies and organizations to try to understand what we want from a program perspective and what some of the needs are for Memorial High School and this is needs...it is important to look at not only needs today but to really project needs into the future. With that then from a design perspective we will begin to prepare the Master Plan drawings, come up with different alternatives and again review them with City staff and the public sports organizations. We will begin to hone in on what we think is the best combination of improvements for Memorial High School. We certainly have...there is a strong athletic component program that we need to acknowledge on this site. We have existing conditions, though, that as we develop the Master Plan we will be looking at issues such as all of the support facilities that go along with the athletic facilities – the concession facilities, restroom facilities, storage and maintenance sort of areas. We will address security. Security is a very key issue not only in the protection of the improvements but also in the understanding of simple issues such as gate receipts and how those are impacted within the operation of the facility. In the Master Plan process we will certainly be evaluating different layouts of the sports fields, different materials of the sports fields. We know you have had some experience with synthetic surfacing. That will be considered. I have no idea what to what degree that will be recommended but again I think it is very important that the Committee and the City understand that at the Master Plan level it is important to look at all different scenarios. We have a phrase; we want to make sure we look left and look right before we go forward. This is a planning document and from that document there will be phasing and sequencing that meets with obviously the CIP Committee's approval and the overall City plan.

Alderman Shea stated I am very familiar with that area. I live about a block away. Now the Sabre football team tried to use the area behind Southside Junior High but they found that it was terrible. So you are considering that? In your consideration as well there is a wooded area...between Southside there is a church and then Jewett Street School but there is a lot of wooded area. Are you going to try to involve that area as well or are you just going to limit it to where the property of the church begins and so forth?

Mr. Webb replied we will look at that area. In fact if I can use this graphic I think the area you are talking about is really this wooded area that extends behind the church back up here in that area. We certainly will look at that. Part of the survey that is being accomplished for this area...the focus area is really right in this center portion of the site. We are looking...there is a stream channel. We are looking at the environmental conditions associated with that stream channel and the presence or non-presence of any wetland type soils in that area to determine what is potentially developable. So yes we will look at it but we don't have any idea of what the program might be.

Alderman Shea asked would you have to have a survey in terms of what land belongs to the church and what land belongs to the City.

Mr. Webb answered part of the survey will be a beginning confirmation of that property ownership. It will not detail a formal complete land record research but it will begin to work with City data and immediately available data to begin to accumulate the property boundary in that area.

Alderman Shea stated like you were saying before if that goes through you are talking about a plan for the next 20 or 25 years so it should be all encompassing. The other point is the West Side has different types of sports events and this is what you are planning here? Bleachers for Memorial High School to play their home football games there? Is that what you are considering?

Mr. Webb replied we certainly will consider that. I think as I mentioned part of this next very critical step, the step that is in process now is we nickname it kind of "what do we have", the existing condition. The very next step is a very important step and that is what do we want. Your input, the sports group input, City administration and school staff...everybody's input into what the needs are of the facility and then it is our job, design-wise, to try to meet as many of those needs on this site in a way that, again is in response to what we own, in response to the environment and in response to the maintenance abilities of City staff.

Alderman Smith stated I am very familiar with the area here and I want to ask how you are going to address getting people down to the field. As you know, there are big, steep slopes. Anybody who is handicapped can't get down to the baseball field unless he goes on Jewett Street.

Mr. Webb replied one of the issues and these are very preliminary thoughts but we have the significant slope down from Memorial to the field. One of the thoughts might be in addition to solving the accessibility issue there is a parking need on the site and one of, again, a preliminary thought that we want to explore is maybe the development of some limited parking off of Jewett Street. I don't mean parallel parking on the street but the creation of a parking lot potentially in this area of the project. What that will accomplish is number one to try to get as many cars from the on-street parking into an off street sort of condition but more importantly the grade change from this area just up slope from the existing soccer field is much more favorable to providing handicap access to all of these fields. So, we might be able to accomplish two needs with one sort of element. That is a very preliminary thought.

Alderman Lopez asked, Ron, is this a five-year plan.

Mr. Johnson answered this is going to be the Master Plan. I think we would develop a long-range plan that is similar to what the other projects for the high schools have been. I know there is some apprehension and I know the Committee is anxious and wants the project to get done. We can present...I think we talked to Dick a little bit about this but we can present the plan in as few phases as possible to make it more economical and to get it done. When you start to phase it out over many years then it does increase costs. We can present a lumpsum project or a five-year phase.

Alderman Lopez asked are we the first ones to see this or did you coordinate with the neighbors.

Mr. Johnson replied this is the first step. Before we had any Committee meetings we wanted to come to the CIP Committee just to introduce...Alderman DeVries and Alderman Shea I believe attended a small meeting we had about a year ago where we met with some of the leagues and the representatives from the school to determine what course we should take for the project. This is really the first step. We would include all of the Aldermen at the meetings when we have them at the high school.

Alderman Lopez stated, Mr. Webb, as you go through the process I, for one, in being familiar with Parks & Recreation for 18 years know that we have a great facility at the North end and now on the West Side and we need to do something



great over at Memorial even to the extent that maybe publicity could be looked into like naming rights like we did over at Livingston Park in order to accomplish some of this stuff in the early years. I don't know exactly...I know there are football people over there and everything else and Betsi DeVries will get involved with that but knowing and talking to a lot of people Central has a good place and West has a good place and this is the last of the Mohegans so to speak so we have to do something and do something fast and find out what the cost is.

Mr. Webb replied I think as Ron had mentioned when we complete or as we begin to complete the Master Plan from a design perspective the phasing and the sequencing of the work are very, very critical steps to review with everybody.

Alderman Lopez stated my point is we don't want to make it second class to the other facilities. Did the School Board sign off on this yet or are you going to meet with them?

Mr. Johnson replied it would be presented to them.

Chairman O'Neil stated there is no sign-off yet. There is no design yet. They are doing a very proactive...trying to reach out to all of the stakeholders for lack of a better term and get everyone ownership in this thing and I applaud the department for that.

Alderman DeVries stated I think most of it will be covered when we have more formal presentations, which I can wait for. The only comment I had is you mentioned the limited parking, which would be established behind the Southside Junior High School and I realize the area does not avail itself to a lot of parking but most of the complaints for parking on Jewett Street are in the vicinity of the soccer field. I think it is my intention if I have the opportunity should the additional parking be put in place to take Jewett Street or make that side of Jewett Street no parking for games so when you are planning the limited may need to be somewhat more than just handicapped.

Mr. Webb replied I understand what you are saying and I think one of the other issues from our observation is not only from an accessibility perspective but just from a comfort level and ease of access there is not a real clean, safe and appropriate ease of access from an awful lot of parking down to the fields. I think design-wise that is another issue that we see and again these are just thoughts that we have before we have community input but we want to structure some improved access from your existing parking down to these fields so they can be used, they can be easily used so that people don't want to feel pressure to try to park where we don't want them to park.

Alderman DeVries stated I have another question that is probably more for Ron Johnson or Ron Ludwig. You had spoken earlier about the discrepancy possibly of boundary lines between the church and the school. Is that something that you might be doing – identifying existing bounds? Would you let us know if we need to request that a more formal boundary survey be done at that location so that maybe that can be done next year?

Mr. Johnson replied sure. We can do...this issue came up once before. I know a former Alderman was interested in trying to get that property. The church property comes back to a triangle and it comes almost back to the brook. There is an existing worn pathway that the kids take from the schools. They cut across the back of Jewett. They are actually going across the church property. The Alderman did approach the church at the time. They thought they were going to do an addition for a daycare center so they were reluctant. Maybe it could be addressed again. There is informal use but it is not City owned at this time.

Alderman DeVries asked so it is well monumented – the actual boundaries. Are there granite bounds or something? I think that is where I was headed. If there is some discrepancy as to where the boundary line might be we might wish to make use of City survey to help establish that line.

Mr. Johnson replied sure we could look into that. I know we were using tax maps at that time. I can check if the Highway Department didn't any survey there too.

Chairman O'Neil stated just so I understand the church goes back to a triangle and kind of cuts off the land behind Jewett School.

Mr. Johnson responded this is the church parking lot here. They come back right to a real narrow triangle. The kids travel from the high school...they walk right across here and this is the wing of Jewett Elementary. They go right through that parking lot. In the back there is that worn path.

Chairman O'Neil stated I guess my question is if somehow we were able to work out something with that piece of land does that make sense because is there land to that left side that possibly could tie into the Master Plan.

Mr. Johnson replied yes. The City owns all of this property here and all of this property here.

Chairman O'Neil stated so really the land is cut off by that one piece of land.

Mr. Johnson replied right. They are wedged in between.

Alderman Shea stated I am very familiar with that. Ron says the kids walk through there. Years ago they used to smoke dope in there and we had a lot of problems. Now I don't think they do that anymore but I would say that all of that land is sort of wasteland that could be utilized in terms of...people don't realize how many programs go on at that facility. You have all kinds of football teams up there. You also have the combination of the high school versus the middle school versus the outside programs. It is a very heavily utilized area and the major concentration of the population is, in fact, in that area now. There are no playground areas there. The only existing areas might be Prouts Park, which is a smaller facility and that is about it. Any kind of freeing up of areas and I don't want to get into the Sierra Club and propose that we get rid of all of the wooded areas but I am just saying if that could be utilized that would provide a lot of areas not available now for usage.

Chairman O'Neil replied I agree with you. I think over the years the Little League has grabbed flat pieces of land over there for practice. I agree and I think that should be something that should be discussed anyway.

Mr. Johnson stated several years ago the former Alderman, Al Hebert, spoke with the church and they worked out an agreement where he got the John Brown Company I believe from Goffstown with their large earth moving and tree removal equipment. They came in. It is all poplar trees in the back and it was choked. They were having that problem with loitering and the kids hanging out so they cut it all down. They did work with the church so maybe we could approach the church again and see if they are interested.

Chairman O'Neil replied one of the things I would be interested in your feedback on is to the best of my knowledge we have had very good luck with the synthetic surface at West and the people in Nashua rave about their facility with synthetic. My understanding is you really can't kill it. It is a 24/7 surface. I know there is a price tag with that and there have been studies done about offsetting the maintenance costs. I would just like to get your feedback on that. I guess I am specifically talking about the area inside the track.

Mr. Webb stated any time you put a synthetic surface down...in essence yes it could be considered a 24/7 product. You can play on it and play on it and play on it. It certainly supports a much more intensive athletic event schedule than a natural grass field would. It does cost more initially. There are improved systems like down at Nashua and at West. We call them the infill systems that are proven much safer on the knees than the "traditional" or "class" AstroTurf. The one issue that I do think is important to bring to your attention though is that these products do not last forever. Depending on how many sporting events they have, their target life will probably be in the 10 to 12 year range. This is not something that

lasts 20 or 25 years. It is something that a good percentage of the construction cost of a synthetic field is not what you see. It is not the green and it is not the crumb rubber. It is the drainage and a lot of improvements underneath that don't have to be changed later on. My point is the actual surface, the green surface with the infill is not something that...it certainly can accept an awful lot of play and if you did the math on a per game basis it still comes out ahead but my point is it is not something...I don't want you thinking that it is something that will last 20 or 30 years. It will not.

Chairman O'Neil stated so for lack of a better term you resod but it could be 15 years as opposed to the way some of our fields get used it is almost like they can use it annually. There is just a heavy demand on these fields. I think at West they are playing football, soccer and field hockey in the fall and they could play lacrosse and maybe I am skipping a sport that could be played on it.

Mr. Johnson replied it has a lot of physical education use. All day long it gets used.

Chairman O'Neil stated I am generally hearing very good feedback other than I did hear that somebody tried to light it on fire.

Mr. Webb replied it is repairable. The infill systems have made tremendous strides within the last five years. They are much more affordable. They are much more cost effective and in that regard they are a much more popular option when 10 or 15 years ago the option was not there.

Chairman O'Neil stated I know that at some of these high school stadiums around the State they only play a football game once a week on it or a soccer game. The demand in this City is we have to get...we could use probably three or four times the fields we have and the reality is we have to live with what we have and make the best use of it. I was just curious to get your feedback on that. Not that I am necessarily proposing this but will you look at items like lighting that field.

Mr. Webb replied absolutely. What the lighting does when you go to a natural grass field is it puts pressure on the natural grass field to play on it more. The lighting and the synthetic many times do go hand in hand because the synthetic can take the intensity of use where a natural grass field can't.

Chairman O'Neil stated I will leave that up to my colleagues who represent the wards near there as to whether or not that is an issue but it does expand the use of it.

Mr. Johnson stated in closing we are going to be setting up a schedule but it will probably be in early December when we have the public meetings. We will try to get them in before the holidays and then follow it up in early January with some more community meetings.

Chairman O'Neil stated one of the things I heard from one of the Pop Warner programs was they were concerned about displacement and I think that has to be part of our plan. If something is going to go on, where are they going to be able to conduct practices and games? I am sure it is not limited to Pop Warner football, it is probably a lot of activities.

Mr. Johnson stated I just have one other quick update. The pool consultant couldn't make it but I will just do a quick update. We had a community meeting two weeks ago. We attended the Ward 1 meeting with Alderman Wihby and we got some feedback. The consultant is working on that. We thought that since we were going to have some time tonight we would come in and talk to you. Perhaps at the next meeting in December we will have a little bit more time. I don't know if you saw the story in the paper but the neighbors and the residents wanted to see a larger pool. We really brought it down to try to get it in budget but they felt it was smaller than...it would be the smallest pool in the City and I don't know if Ron wants to talk a little bit more about it but the residents want to see a larger pool. Perhaps in December we can come back with the consultant and update you a little bit more.

Mr. Johnson stated I would just like to say that at the meeting...I don't want to imply that there were 200 people at the meeting because there wasn't but the consensus of the very few vocal people who were there felt that and our consultant agrees that when you take a pool of what Livingston is and you try to make it smaller at all generally the outcry is you are taking our gigantic pool and facility away. I tried to convey to them that the actual usable area of Livingston just isn't there. That whole inside area. How long can you tread water for? It is a difficult sell in that the general feeling is there will be more people coming, more busloads of people coming and more camps coming. To some extent that is true. We are trying to find some common ground so we can get this pool built and have it something that everyone in the neighborhood will like recreationally and to some degree a lap swimming and some teaching area and trying to keep it affordable but these things are not inexpensive facilities for the time and use we get out of them. I think they are necessary and probably nice to have but they are not inexpensive.

Chairman O'Neil asked can you as the discussion continues...I know we have a price and I don't know it off the top of my head that we are working off of and it fit our entire CIP budget for next year and the year after I think...

Alderman Lopez interjected we could always take the money and transfer it.

Chairman O'Neil asked could you have your consultant lay it out with some alternatives or options for the Board to consider and then it really comes down to a Board decision on money available.

Alderman Shea stated my first thought is to kind of put it in there and maybe the people that were there and I think there were probably 14 or 15 and they had the most to say about the situation but you really have to think, too, in terms like we were saying before in terms of what are going to be the needs and how is this going to fit in to the year 2015 maybe rather than the year 2002 or 2005. I think that maybe from the point of view...I know that all of us in the City feel that we have put millions into Livingston and how much more can we put up there before we break the bank but still I really think that you like Alderman O'Neil said have to come up with options and say if you make it a little bit wider and make it a little bit bigger how much more is it going to cost and is that going to be a little bit better for future kids and generations and so forth. On the surface of things we sometimes and I think Alderman O'Neil hit it when we put an addition on Parkside and he said put six or eight extra rooms. Well they are all filled up now and McLaughlin School we built it and a year later we had to put on an addition. It probably makes more sense before we go into it to say if we build it for the year 2005 this is how big it is going to be. If we want to plan for the year 2020 this is how big it should be because that is the nature of how...

Chairman O'Neil interjected let's do it right is what you are saying.

Alderman Shea replied yes.

Mr. Ludwig stated I totally agree it is just that as I said initially when you take...you are looking at a 30,000 square foot pool, which is what is over there. Do you really need something that large and the general consensus from people looking at the outside is we want our pool back that size. I don't think we have to be there. I think we can find common ground to meet the needs of the people.

Chairman O'Neil stated just for clarification what is going on now has to happen no matter what size the pool is, correct.

Mr. Johnson replied right. Just to keep you updated we are preparing a separate bid. We are going to do a demolition bid to take down the bathhouse. The bathhouse is really...at this year it is almost at condemnation by the Health Department so we have taken the steps that we are preparing a plan...we have had to have an environmental consultant go through and identify hazardous materials so that will probably be going out to bid in December. The pool can be taken

down and then we can decide if we want to begin construction this year. One of the things...I don't know if Ron mentioned but the consensus at that public meeting was they thought that if the City couldn't afford it today then maybe the City should wait a year or so to do it the right way.

Chairman O'Neil asked wasn't the intent of the game plan that was laid out to only lose it for one summer season. Spreading it out means that...

Mr. Ludwig interjected he said that. I didn't. That was the people's feedback.

Chairman O'Neil stated the timing of the plan that we all put together was so that it is only down for one season.

Mr. Ludwig replied yes.

### **TABLED ITEM**

15. Discussion of graffiti-related issues confronting the City.

This item remained on the table.

### **NEW BUSINESS**

Alderman Smith stated since we have these gentlemen here, I would like to ask a couple of questions. What is the prognosis on Raco-Theodore? I noticed that only 5% has been started. I have been over with Ron and it needs dire help quickly.

Mr. Johnson replied we have hired an engineering firm, Kimball Chase, from Portsmouth. They have come in and done their initial survey and walk through. We have a meeting scheduled with them next week when they are going to meet with City staff to go over some of the issues. They have hired some filtration experts and we are going to go over that. Our intent is to have a budget number ready for the CIP process this year.

Alderman Smith stated I understand last year in the CIP project list that you submitted it was a number two priority. Am I correct in stating that?

Mr. Johnson replied I would have to go back and look. I don't recall.

Mr. Ludwig stated I think you could be right, Alderman Smith but we also identify land acquisition, which we know isn't always going to happen as number one in the South end. We really put a number not always on what we think is going to be affordable for you gentlemen and the likes of the full Board but what in our

opinion are the most important issues. That is why you probably saw it that way? Now is it affordable? I am not sure. That is something that you gentlemen will have to talk about but we identified it as number two because it is in very poor condition and we have it on life support as we did...even more life support than Livingston probably.

Alderman Smith asked can I ask a few questions because they are here. One thing is I would like to know how we are making out with the trailway with the litigation because I notice you have funds in here for Phase II. How is that coming along with South Main Street?

Mr. Johnson replied we have been working...for those of you who don't know we finished the first phase of the Piscataquog Trailway. The City had an easement on one of the properties that abuts South Main Street and the owner allowed us to construct the trail improvements. We didn't do the final pavement. We have been working with the Solicitor's Office and the owner, who is Dave Laravee. He was working toward redeveloping his property and he had some issues with the City with the Building Department and the ZBA on coming in and getting a rezoning. Those got stalled during the summer but I spoke with him when I sent the letter out recently he indicated that he was going to go forward and meet with his contractor and engineer and present a plan to us so we could do the land swap. We are proposing a land swap. We would take some surplus railroad land in exchange. Rather than just an easement we would get fee simple ownership of that 20' corridor so we could finish off the project.

Alderman Smith stated I did get several calls on this because people in the fall were walking and running into the automobiles going west. One other thing is what is the situation with the concession stand over at West Memorial Field? I was going to ask the Health Director but he left. Apparently they haven't served food over there for the last two weeks.

Mr. Johnson replied right. When we were doing the planning process for the concession we met with the Athletic Director. They indicated to us originally that they were only going to do pre-packaged foods, refrigerated items, and then the Booster Club decided that they wanted to do something a little bit more extensive. They are serving pizza and heating up things so that kicked in some health code issues. We put in a three base sink and now they are requiring a hand sink in addition. If they were just doing pre-packaged foods and soda this wouldn't be an issue but because they have decided to go ahead and serve food then they are requiring that sink. So, we have a schedule with our contractor to go back and put in a hand sink.



Alderman Smith stated I don't know whose fault this is but when we are planning something like this and you know you are going to have 1,000 or 2,000 people there...I got more grief at the West-Central game from Central people than any other game all year long. It was because the restrooms weren't adequate and you have to go...if you are on the East Side of the field you have to go to the West Side of the field. There are two places to go to the restroom otherwise you had to go up where the fieldhouse was.

Mr. Johnson replied right. I think it has been a learning experience. We have been working with the City Athletic Director and also the West High Athletic Director. This was their first season and I think they have come to some of these issues. They learned about crowd control and how to control it for the larger games. In the future as you know the highway improvements that are going to be taking place...the City is going to get some additional land behind there and they are going to redesign that and we are going to get a little bit more parking. We are going to have more room to put in some visitor bleachers and perhaps a full service restroom or we will make accommodations so they can bring in portable toilets.

Chairman O'Neil stated but the West Memorial experience is good to bring forward to the Memorial High School situation.

Mr. Johnson replied right. I think it was hard to pin down the Booster Club because it is a volunteer group. You had one group that said they didn't want to get into that and then all of the sudden they moved in and the Health Department and the Building Department are always saying that they are chasing the Little Leagues and the groups around the City because there are all of these new health codes and they have to make them aware of it.

Alderman Lopez stated I just want to comment. Maybe you should tell the Health Department to leave them alone until you get the sink in. Just a couple of items that I want to bring up.

Chairman O'Neil asked is it for Parks & Recreation.

Alderman Lopez replied yes. One is Wolfe Park. I noticed we are getting \$100,000 and \$200,000 provided for Dorrs Pond and all of that but we have a lot of wetlands over there around the ball field. I just want to make the comment that maybe we should be looking at that. The second comment is for Bob MacKenzie. Didn't we do a feasibility study for the Brown School that the Manchester Housing Authority could use?

Mr. MacKenzie responded there was a feasibility study done. It was partly paid

by the Library and partly paid by the City. That will be useful in some respects but the intended uses are different. If you are going into residential you have to provide full plumbing for every unit. While some of that may be useful they will still have to do more feasibility.

Alderman Lopez stated the only other comments I have if you will take note, Mr. MacKenzie, is I don't see an update on the senior center here. I don't know if you want to comment on that tonight or if you want to wait but we don't have an update on the senior center or the Rines Center. I have already told Felix that I am not going to vote for any more money on the East Side if something doesn't happen on the West Side for affordable housing for Manchester Neighborhood Housing. They have been promising and promising and I think the West Side deserves something, especially around the Douglas Street area where there is a major problem around Hevey Street and a few other places. I know Hank Thibault was with this too because we went to Neighborhood Housing and they need some affordable housing in that area over there. We can't just keep giving everything to the East Side.

Alderman Shea stated getting back to the facilities for running a concession stand, I happen to be watching Undercover on Channel 10 one time and a guy indicated that down at the new stadium where the Patriots play there are a lot of problems with the food there because they don't have the proper facilities to process the food and so forth. I don't think it is indigenous to say the West Side. I think this is a common problem because of the health problems in restaurants and things like that. Obviously they don't want salmonella poisoning and stuff like that.

Mr. Johnson replied if they actually got into cooking and had a grill, that brings another whole set of regulations with a hood and venting, etc. What they are doing now is just getting in pizza and heating it up in a microwave but that kicked in this hand sink requirement by the Health Department because they are handling food. They have a three base sink, which allows them to sanitize and wash the utensils and they needed a separate hand sink.

Alderman Shea stated why I am mentioning it is because when we go to the meetings on the East Side people are going to have all kinds of ideas and thoughts regarding kitchens and so forth. I think that before that area is explored consideration has to be given to the problems that are incurred in doing that.

Mr. MacKenzie asked can I respond to an earlier Committee question on the Weed & Seed Program. There was a question on what the total project amount was. Just to let you know there are actually three separate CIP projects and the total of those three is just under \$500,000.

Chairman O'Neil asked that is the balance remaining or that is the original grant.

Mr. MacKenzie answered that is the original grant.

Chairman O'Neil asked can you get that information out to the full Board.

Mr. MacKenzie replied you would like the actual balance in the program.

Chairman O'Neil responded I think that was the question wasn't it.

Alderman Lopez stated I realize that was the question but unless you make a presentation on the Weed & Seed I don't think the full Board is going to understand the whole program. Not that they are not intelligent, I am just saying.

There being no further business, on motion of Alderman Smith, duly seconded by Alderman Shea, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee